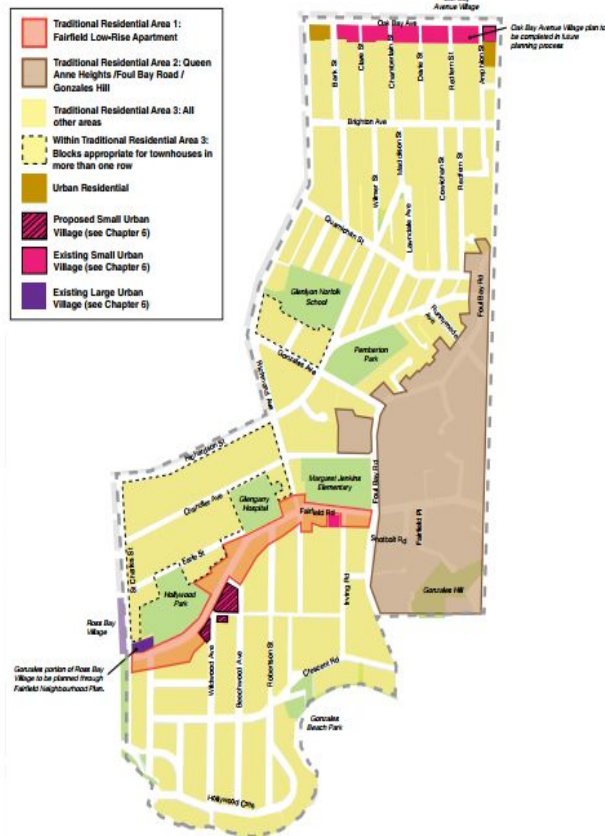


What the Proposed Gonzales Neighbourhood Plan Means to You



The City has developed a new neighbourhood plan for Gonzales. City Council will consider public input on the new plan at a Council meeting on **March 8th**. The new plan proposes changes which will dramatically change the landscape, look and feel of Gonzales, and our quality of life. The plan:

- increases housing density - by at least double, and in some areas by more than quadruple the current density;
- proposes multi-story apartment buildings along Fairfield (in pink on map) and townhouse developments throughout Gonzales, with **double** rows of townhouses proposed for various areas (areas with dotted lines around them);

- proposes duplexes on single family lots that are 50 x 100 feet and triplexes on lots that are 60 x 100 feet (area in pale yellow on map);
- encourages land assembly and the demolition of existing affordable and rental housing, with no plans to replace it with any affordable housing;
- makes no provision for schools, parks or other public infrastructure needed to support such a dramatic increase in density;
- removes Richardson as a major transportation route, diverting vehicle traffic volumes to Fairfield Rockland or Oak Bay Road; and
- Designates what form of housing (e.g. apartment building, townhouses) can go where, which effectively takes away the ability of residents to have a say in future development projects.

As a result of a flawed community engagement process, most Gonzales residents had no real opportunity to participate in the plan's development so are unaware of its impacts. Ironically this consultation process was open to anyone to participate, whether or not they pay taxes, live or work in Gonzales.

We are proud of our Gonzales community, and we value what we have. We support appropriate growth that enhances our community, not over-development without due regard or input from residents.

The City's vision for the future of Gonzales is not our vision. We want real collaboration and a neighbourhood plan that reflects our values and vision for the future of our neighbourhood.

What can you do?

Send an e-mail to the Mayor and Council at councillors@victoria.ca

Send an e-mail to David Biltek, chair of the Fairfield Gonzales land use committee at planandzone@fairfieldcommunity.ca

Attend the public hearing on Thursday March 8 at 6:30 p.m. at City Hall (bring a friend!)

If you would like more information contact us at FGNPA@shaw.ca

